

Delano

Know all men by these presents, that I, John P. Delano, of Bath, in the State of Maine, Executor and Trustee, under the last will and testament of Benjamin Delano, late of said Bath, deceased, in consideration of one dollar paid by Samuel E. Delano, of Pascagoula, in the County of Jackson, and State of Mississippi, and for the further consideration of executing the trust vested in me under the twelfth section of said will and testament, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Samuel E. Delano, his heirs and assigns forever, a certain lots or parcels of land situated in Pascagoula, aforesaid, in the said State of Mississippi, and, described thus, viz—

First: The property situate in said Pascagoula, having a frontage on the Gulf of Mexico of about thirteen hundred and forty (1340) feet, together with all the buildings and improvements theron, and known as the Graham Place, and composed of the following more particularly described ~~land~~ ^{Tracts} viz:—

(1) Three lots of ground situate, lying and being on the East side of Pascagoula Bay, and designated as lots Nos 1, 7 & 8, in Square No 49, on a plan of the same and other lots in said town of Pascagoula, made by J. E. Larrazin, under date of December, 1856, measuring each 75 feet front on Front St, with a depth of one mile extending back to the section line.

(2nd) Two lots of ground lying, situate and being on the East side of Pascagoula Bay in Township 8 South, Range Five West and having each 75 feet front, and measuring back in depth one mile to the section line, being bounded on the North by the section line, South by Pascagoula Bay, East by a street, and West by lands now or formerly belonging of C. A. Graham.

(3) That certain piece or parcel of land in Township Eight South, Range Five West, beginning at the South East corner of land formerly belonging to Daniel A. Graham on Pascagoula Bay; thence running East along the margin of said Bay, for hundred and twenty five (25) feet to the Southwestern corner of land now or formerly of Francis Martin; thence North along said Martin's line to Bayou Chicot. thence West along the margin of said Bayou to the aforesaid land, formerly of Daniel A. Graham, and thence South along the line of said land to Pascagoula Bay, the place of beginning; being bounded on the North by Bayou Chicot; on the South, by Pascagoula Bay, the place of beginning.

Francis Martin; and on the West by lands now or formerly of Daniel S. Graham, =

(4) That piece or parcel of land fronting on Pascagoula Bay, beginning at the South East corner of land, now or formerly of Francis Martin; Thence Eastwardly along the margin of Pascagoula Bay, one hundred & ninety three (93) feet; Thence North along the line of John Williams land to the centre of Little Bayou; thence North Westerly along the centre of said Bayou to the lands now or formerly of Francis Martin; thence South along said Martins land to Pascagoula Bay, bounded North by Little Bayou, South by Pascagoula Bay; East by lands of Jacob Baptiste and John Williams and West by land now or formerly of Francis Martin.—

(5th) That piece or parcel of land on the East side of Pascagoula Bay, beginning at the South East corner of land sold by Jacob Baptiste to the U. S. thence eastwardly along the margin of Pascagoula Bay two hundred feet to lands now or formerly of Daniel S. Graham; Thence North along said line one mile to the Section line; Thence West along said Section line two hundred feet to the North East corner of the land of the United States; Thence South along said line one mile to Pascagoula Bay, it being bounded North by the Section line; South by Pascagoula Bay; East by land now or formerly of Daniel S. Graham, and West by land now or formerly of the U. S.

Secondly.— That piece or parcel of land, situate in said County of Jackson, in Section Five, Township N^o. 8, Range Sth West, and being the S. Easterly quarter of the N. E. quarter of said Section "Five", containing forty (40) acres as per certificate of H. C. Dear, Receiver of the Land Office at Augusta, Mississippi, N^o 14937, dated the 7. 1854, said certificate being of record in the Records of said Jackson County, in Book F, Page 34, November 10, 1854, — The premises being the same that are described in the deed from James F. Mace and Elisha T. Mace to me dated August 14, A. D. 1886, and recorded in the Registry of Deeds for said Jackson County, Book No. 8, pages 178 to 181 inclusive.

To have and to hold the aforesigned and bargained premises with all the privileges and appurtenances therof, to the said Samuel E. Delano, his heirs and assigns, to them and to their heirs and assigns forever, and I do covenant with the grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free from all incumbrances, made by, through or under me, that I have good right to sell and convey the same.

and that I and my heirs, shall and will warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

In witness whereof, I, the said Grantor, have hereunto set my hand and seal this twenty eighth day of November, in the year of our Lord one thousand and eight hundred and eighty seven.

Signed, sealed and delivered John P. Delano, (S.S.)
in presence of Executor of Benj. Delano's estate,
C. W. Larabee A. N. Williams

State of Maine

Sagadahoc, ss. November, 28th, 1887. That personally appeared the aforesaid John P. Delano, and acknowledged the above instrument to be his free act and deed,
Before me,

C. W. Larabee, Justice of the Peace,

State of Maine Supreme Judicial Court,
County of Sagadahoc, Clark's Office.
I, Joseph M. Hayes, Clerk of the Supreme Judicial Court, for said County of Sagadahoc, do hereby certify that C. W. Larabee, Esq., is, and at the date of his certificate to the paper hereto annexed was, an acting Justice of the Peace, within and for the County of Sagadahoc, that he is and was duly commissioned and qualified to administer oaths and take acknowledgements of Deeds and other instruments in writing, in the County aforesaid.

In testimony whereof, I hereunto set my hand, and affix the seal of the Supreme Judicial Court for said County, this 28th day of November, A.D. 1887.

Jos. M. Hayes, Clerk

The State of Mississippi

Jackson County I. Waller M. Denney, Clerk
of the Chancery Court of said County, do certify that the within Deed was filed in my office for record, on the 6th day of April, 1888, and was this day duly recorded in Book No 9 pages 95, 96 & 97, of the Record of Deeds of said County.

Given under my hand and seal of office this 6th day of April, A.D. 1888

I. W. M. Denney, Clerk

The State of Mississippi
Jackson County This Indenture made and
entered into on this the 17th day of March, A.D. 1888,
by and between J. E. Delano and Annie T. Delano, wife
of said J. E. Delano, and parties hereto of the first
part, and C. A. Grenier & A. Soderstrom, merchants
and parties in trade doing business under the firm
name and style of Grenier and Soderstrom, parties
of the second part, Witnesseth; That whereas said
J. E. Delano is justly indebted to the said parties of
the second part in the sum of One Thousand Dollars
evidenced by said J. E. Delano's certain promissory
note dated at Scranton, Miss. March 17th 1888, due and
payable to the order of said parties of the second part, on
or before the 17th day of March, 1889, with interest at
the rate of eight percent per annum from date, and
whereas said parties of the first part are desirous of
securing the prompt payment of the same; Now
therefore the said parties of the first part in consider-
ation of the premises, as well as the sum of Five
Dollars, paid by J. L. Dantzer, the Trustee herein,
the receipt whereof is hereby acknowledged, do hereby
convey and warrant to said J. L. Dantzer, Trustee,
the following described land with the tenements and
appurtenances thereto belonging, situated in the County
of Jackson and State of Mississippi, to wit:

First: The property situated at Pascagoula, in said County,
having a frontage on the Gulf of Mexico, of about
Thirteen hundred and forty feet, known as the Graham
place, and composed of the following described particular
tracts, viz: 1st. Three lots of ground situated, lying and
being on the East side of Pascagoula Bay, and designated
as lots numbers one, seven and eight, in Square number
Forty nine on a plan of the same and other lots in
said town of Pascagoula, made by J. E. Barragin, under
date of December, 1850, measuring each seventy five
feet front on Front street, with a depth of one mile
extending back to the Section line, 2nd. Two lots of
ground situated, lying and being on the East side of
Pascagoula Bay, in Township Eight South, Range Five
West, and having each seventy five feet front and run-
ning back in depth one mile to the Section line being
bounded on the North by the Section line, South by
Pascagoula Bay, East by "H" street, and West by lands
now or formerly belonging to C. A. Graham.

3rd. That certain piece or parcel of land in Township
Eight South, Range Five West, beginning at the South
East corner of lands formerly belonging to Daniel S.

Full payment and satisfaction of the note for the
payment of which this mortgage was given, having been
made, the same is hereby acknowledged and this
mortgage is hereby cancelled and annulled

Witness my hand this 11th Day of June 1858

Francis S. Dosterbous

The State of Mississippi
Jackson County

along the margin of said Bay Five hundred and Twenty five feet to the South West corner of lands now or formerly belonging to Francis Martin; thence North along said Martin's land to Bayou Chicot; thence West along the margin of said Bayou to the aforesaid lands formerly of Daniel S. Graham, and thence South along the line of said land to Pascagoula Bay to the place of beginning; being bounded on the North by Bayou Chicot; on the South by Pascagoula Bay, on the East by lands now or formerly belonging to Francis Martin and on the West by lands now or formerly of Daniel S. Graham. 4th. That piece or parcel of land fronting on Pascagoula Bay beginning on Pascagoula Bay beginning at the South East corner of lands now or formerly of Francis Martin; thence Eastwardly along the margin of Pascagoula Bay one hundred and ninety three feet, thence north along the line of John Williams land to the center of Little Bayou; thence North westwardly along the center of said Bayou to the lands now or formerly of Francis Martin; thence South along said Martin's land to Pascagoula Bay; Bounded North by Little Bayou, South by Pascagoula Bay; East by lands of Jacob Baptiste and John Williams and West by lands now or formerly of Francis Martin.

5th. That piece or parcel of land situated on the East side of Pascagoula Bay beginning at the South East corner of lands sold by Jacob Baptiste the United States thence running East along the margin of said Bay, two hundred feet to lands now or formerly of Daniel S. Graham, thence north along said line one mile to Section line, thence West along said Section line two hundred feet to the South East corner of lands of the United States, thence South along said line one mile to the Pascagoula Bay; Being bounded on the North by the Section line, South by Pascagoula Bay, East by lands now or formerly of Daniel S. Graham and West by lands now or formerly of the United States.

Secondly, That piece or parcel of land situate in the County of Jackson, in Section Five Township No Eight, Range Five West, and being the South East quarter of the North East quarter of said section Five, containing forty acres, as per certificate of A. C. Seare, Receiver of the Land office at Augusta, Mississippi, No 10937, dated November 4th 1854, said Certificate being of record in the Records of said Jackson County, in Book F, Page 34, the Title to which unto said Trustee or any successor, they warrant and agree forever to defend. In trust however and upon the following conditions; That if said S. E. Delano, grantee herein, shall well and truly pay or cause

and described, together with all interest accruing thereon, at any time between the date thereof and the 17th day of March 1889, then this deed is to be void; but should default be made in the payment of said note or any part thereof, or the interest accruing thereon, according to the true tenor and effect thereof, then the said Trustee shall upon the request of said parties of the second part, take possession of the above described premises, and having given thirty days notice of the time, terms and place of sale, by posting written notices thereof, in three public places in said County, and also by publishing an advertisement thereof in some newspaper published in said County, for the period of thirty days, proceed to said well land at public auction to the highest bidder for cash, and shall execute and deliver deeds of conveyance to the purchaser or purchasers thereof. And out of the proceeds of said sale shall first pay the costs and expenses of executing this trust, next what may be due and owing either for principal or interest, on the aforesaid promissory note, and the remainder shall be paid to the said J. E. Delano or his legal representation.

And the said parties of the first part expressly waive, release and relinquish unto the said parties of the second part, all right, title, interest and claim which is given by or results from all laws of this state pertaining to the exemption of homesteads; provided that the said parties of the first part, their heirs and assigns may retain the possession and use of said premises until default is made in the payment of said promissory note as aforesaid. And it is further understood and agreed by all parties hereto, that in case of the removal, refusal, death or inability of the Trustee herein named, to execute this trust according to its true tenor and effect, then the said parties of the second part are hereby authorized and empowered to appoint another trustee in the place and stead of said J. L. Dantzyer, by written instrument on the back hereof, whose acts and doings shall have the same effect as if done by the trustee herein named.

Witness our signatures this 17th day of March, A. D. 1888,

J. E. Delano

Annie T. Delano

The State of Mississippi in Jackson County 3rd J. L. Dantzyer, Trustee in the foregoing Deed of Trust, do hereby accept the trust therein provided for, and will execute the same to the best of my ability.

Witness my signature this 17th day of March A. D. 1888.

PASCAGOULA LIBRARY
GENEALOGY COLLECTION
DO NOT CIRCULATE

The State of Mississippi
Jackson County Before me, Vincent Baptiste,
a Justice of the Peace in and for the County of Jackson,
and State of Mississippi, this day personally appeared
the above named S. E. Delano and Annie J. Delano,
who severally acknowledged that they signed and
delivered the foregoing instrument on the day and
year therein named. *S. E. Delano*
Witness my signature this *Annie J. Delano*
the 19th day of March A.D. 1888 *Vincent Baptiste.*
J. P.

The State of Mississippi
Jackson County I Walter M. Denny, Clerk
of the Chancery Court of said County, do certify
that the within Trust-Deed was filed in my office
for record, on the 4th day of April, 1888, and was this
day duly recorded in Book N^o 9 pages 98, 99, 100 & 101, of
the Record of Deeds of said County.
Given under my hand and seal of office this
6th day of April, A.D. 1888. *W.M. Denny, Clerk*
L.S.